



Grange Road, Solihull

Guide Price £175,000





PROPERTY OVERVIEW

This delightful two bedroom retirement apartment is offered with no upward chain and is situated within a highly regarded development, ideally positioned close to an excellent range of local amenities, shops and convenient transport links. Designed for comfort and peace of mind, the property benefits from 24 hour on site support and secure residents parking, ensuring both safety and ease of living. Lift access to all floors provides effortless mobility throughout the building, making the apartment suitable for a wide range of needs. Upon entering, you are greeted by a welcoming entrance hallway, which offers generous storage solutions, perfect for keeping the living space clutter-free. The spacious living room, is flooded with natural light, creating a warm and inviting atmosphere that is ideal for relaxing or entertaining guests. The fitted breakfast kitchen is thoughtfully arranged to maximise both practicality and style, offering ample workspace and storage for daily culinary requirements. Both bedrooms are spacious and versatile, providing flexibility for use as guest accommodation, a study or hobbies room, depending on your needs. The family bathroom is well appointed, featuring contemporary fittings and a comfortable layout.



Throughout the apartment, large windows allow for an abundance of natural light, enhancing the sense of space and comfort. The development itself is known for its friendly community atmosphere and the well maintained communal areas add to the overall appeal. This property presents an exceptional opportunity for those seeking a secure, low maintenance and well located retirement home, with the added benefit of no upward chain to facilitate a smooth and straightforward purchase process. Early viewing is highly recommended to fully appreciate all that this lovely apartment has to offer.

PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: E

Tenure: Leasehold





- Delightful Two Bedroom First-Floor Retirement Apartment
- NO UPWARD CHAIN
- Great Location Close To All Local Amenities, Shops & Transport Links
- 24-Hour On-Site Support With Duty Manager
- Well Maintained Communal Grounds & Residents Lounge
- Lift Access To All Floors
- Abundance Of Natural Light Throughout
- Secure Residents Parking
- Early Viewing Essential

ENTRANCE HALLWAY

LIVING ROOM

12' 0" x 14' 1" (3.65m x 4.28m)

BREAKFAST KITCHEN

7' 6" x 11' 6" (2.29m x 3.51m)

BEDROOM ONE

9' 11" x 13' 10" (3.03m x 4.22m)

BEDROOM TWO

9' 3" x 9' 9" (2.83m x 2.96m)

BATHROOM

8' 5" x 7' 8" (2.56m x 2.33m)

TOTAL SQUARE FOOTAGE

65.0 sq.m (704 sq.ft) approx.

OUTSIDE THE PROPERTY

SECURE RESIDENTS PARKING

COMMUNAL GROUNDS

ITEMS INCLUDED IN THE SALE

Integrated oven, Integrated hob, Extractor, Microwave, Fridge/freezer, Washing machine, All carpets, curtains, blinds and light fittings and fitted wardrobes in two bedrooms and bathroom.



ADDITIONAL INFORMATION

Services – mains gas, electricity and sewers. Service charge – £9,156 pa. Ground rent – nil.

INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

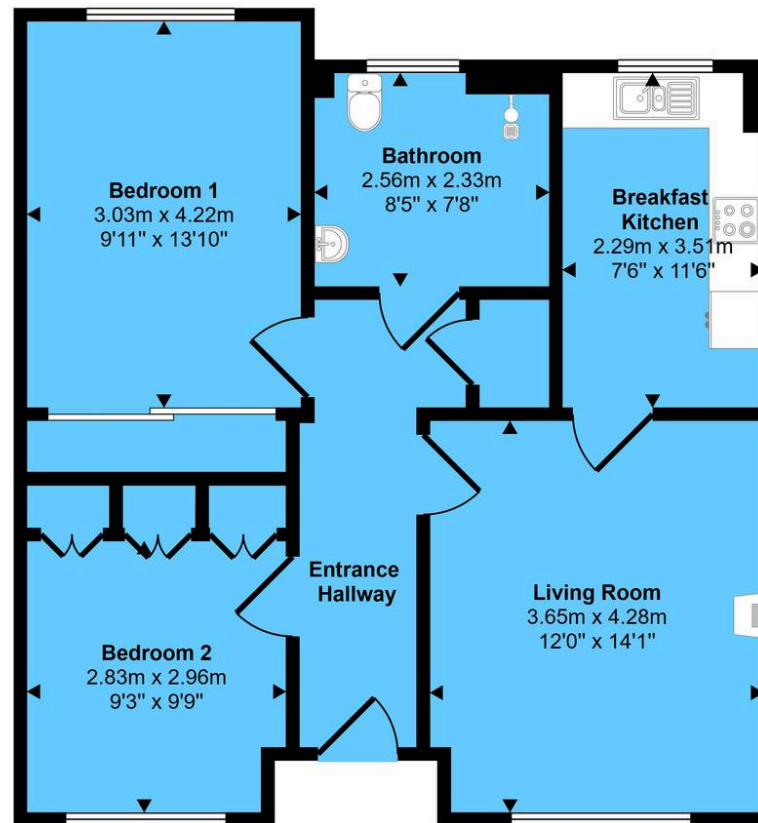
2. These particulars do not constitute in any way an offer or contract for the sale of the property.

3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Approx Gross Internal Area
65 sq m / 704 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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